

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
South Hall, Village Centre
Monday 10th January 2022 at 7.00 p.m.

PRESENT:

Councillors, Buller, Bowden, Smith and Riordan who was in the Chair and Parish Clerk, Miss A Smith.

APOLOGIES:

Apologies were received and accepted from Councillor Sharp due to personal commitments.

PUBLIC FORUM

Five residents attended the meeting. One resident spoke against application 21/506207 and three residents confirmed that they agreed with the points made.

APPROVAL OF PLANNING COMMITTEE MINUTES:

The minute pages 1575P-1578P of 6th December 2021 were approved and to be signed by Councillor Riordan and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS:

No Urgent Items

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Bowden, Smith and Riordan all declared they had been lobbied in respect of applications 21/506207.
2. Declarations of Changes to the Register of Interests – None declared.
3. Declarations of Interest in Items on the Agenda – None declared
4. Requests for Dispensation – None declared.

FULL PLANNING APPLICATIONS: (for recommendation)

21/506207 **Staplehurst Service Station, High Street, TN12 0BN** - Redevelopment of the former Staplehurst Service Station for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping. Councillors expressed concerns that many of the documents included inaccuracies and errors, in particular the sections on Community Involvement, and wished to make it clear that neither Staplehurst Parish Council nor Staplehurst Parish Council Planning Committee were consulted prior to the application being submitted. Councillors RESOLVED to recommend REFUSAL and requested the application be referred to MBC Planning Committee, were the Planning Officer minded to approve the application. Councillors commented that the application is against policies DM1 of the MBC Local Plan, in that it does not represent good design in that the lack of adequate parking for both residents, staff and visitors and would have a detrimental impact on neighbours, in particular Cornforth Close as one of the only close by potential legal parking

Chairman's initials

alternatives. Councillors also commented that the application is against policy DM23 in not meeting the required standards for parking for the number and nature of the properties being proposed. Councillors asked that in the event that the application was approved by MBC, that a parking strategy for the surrounding roads be requested and implemented to protect local residents and the flow of traffic along the A229.

The meeting was suspended at this point, 7.31pm, as Full Council was required to commence. The meeting recommenced at 9.35pm with the same Councillors present.

- 21/506627 **Ely Oast, Goudhurst Road TN12 OHB** - Change of use of redundant Oast House to 1no. four-bedroom dwelling, erection of a detached double garage with a bat maternity roost in loft and change of use of adjacent land to residential use (revised scheme to 20/503048/FULL). Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/506628 **Ely Oast, Goudhurst Road TN12 OHB** - Listed Building consent for internal and external works in connection with conversion of Oast house (revised scheme to 20/503049/LBC). Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/506697 **Newstead Farm, Couchman Green Lane TN12 ORT** – Demolition of existing agricultural barn, removal of existing mobile home, shipping containers and porta cabin, and erection of 3no. residential dwellings with associated parking, landscaping and ecology enhancements. Councillors RESOLVED to recommend REFUSAL and requested the application be referred to MBC Planning Committee, were the Planning Officer minded to approve the application. Councillors commented that the application is against policy SP17 of the MBC Local Plan and PW2 of the Staplehurst Neighbourhood Plan by proposing development within the countryside. Additionally, it is not needed as a windfall site and is not a preferred site under the current consultation for the new MBC Local Plan; the site is against NPPF chapter 9 paragraphs 102 – 104 and 18-110 as it does not promote sustainable transport and occupiers will be entirely dependent on the car; it does not meet policy DM1 of MBC’s Local Plan as it is remote from local infrastructure and the site lies within Flood Zone’s 2 and 3. Councillors also noted that the site is of significant ecological value, with particular reference to birds and hedgehogs, and feel that development would cause irreparable damage. Councillors commented that they fully supported the comments made by the MBC Planning Officer in the decision for the previous application, 21/501116, and also noted the objections raised by the Environment Agency to that same application. They felt that the current application 21/506697 had not been amended sufficiently to alleviate these concerns.
- 21/506781 **3 Bathurst Road TN12 OLG** - Demolition of existing garage and erection of side and rear single storey extension with the insertion of 3 no. roof lights. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 21/504975 **Land Adjacent to West View, Maidstone Road TN12 ORE** - Outline application for the erection of up to 4no. detached dwellings and creation of new vehicular and pedestrian access. (Access and Layout being sought). MBC REFUSED. SPC had recommended Refusal (Min 1567P). Councillors NOTED the decision.

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- 21/505284 **1 North Down TN12 OPG** – Creation of access to rear garden for creation of 1no. parking space with an electric recharging point, including insertion of drop kerb and associated landscaping. MBC WITHDRAWN. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.
- 21/505291 **Little Newstead Barn, Couchman Green Lane TN12 ORT** - Demolition of existing stables and shed. Erection of replacement stables and relocation of the existing hay barn. MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1570P). Councillors NOTED the decision.
- 21/505322 **Staplehurst Manor Nursing Home, Frittenden Road TN12 ODG** - Notification of works to TPO's T1 (Silver birch) - Fell to ground level, T2 (Dead tree) - Fell to ground level, T3 (Sycamore) - Fell to ground level, T4 (Western Red Cedar) - Fell to ground level, T5 (Cypress) - Remove dead wood, T6 (False Acacia) - Remove dead wood, T7 & T8 & T9 (Ash) - Fell to ground level, T10 (Sycamore) - Remove dead wood, T11 (Dead tree) - Fell to ground level, T12 (Ash) - Fell to ground level, T13 & T14 (Dead tree) - Fell to ground level. MBC GRANTED with 3 conditions. SPC had Commented (Min 1571P). Councillors NOTED the decision.
- 21/505348 **All Saints C Of E Church, High Street** - Conservation Area notification: T1- Mature ASH - Reduce to a height of 10-14m and to width of 8-10m. T2- Mature ASH - Reduce to a height of 9-10m and a width of 7m. Tree is a multi-stemmed tree. T3- Semi Mature Scots pine. Reduce main leader overhanging adjacent field by up to 3m at suitable branch junction to rebalance crown MBC RAISED NO OBJECTIONS. SPC had Noted (Min 1577P). Councillors NOTED the decision.
- 21/505389 **26 Hanmer Way TN12 OPA** - Erection of a single storey extension. MBC REFUSED. SPC had recommended Refusal (Min 1570P). Councillors NOTED the decision.
- 21/505532 **The Falcons, Clapper Lane TN12 OJS** - Section 73 - Application for Minor Material Amendment to approved plans condition 3 (an enlarged dormer to deliver sufficient headroom and an internal staircase) pursuant to 19/501967/FULL for - Conversion of existing garage roof to form ancillary residential accommodation to the main dwelling. Insertion of dormer window and external staircase. MBC WITHDRAWN. SPC had recommended Refusal (Min 1570P). Councillors NOTED the decision.
- 21/505541 **4 Benden Close TN12 OSD** - Erection of a single storey flat roof extension to the side/rear and enlargement of front porch. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.
- 21/505562 **6 Benden Close TN12 OSD** – Erection of a single storey extension to rear of existing dwelling. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.
- 21/505662 **21 Gybbon Rise TN12 OLN** - Conversion of existing dwelling into 2(no) dwellinghouses together with erection of two-storey side extension and provision of additional parking with electric vehicle charging points. MBC GRANTED with 9 conditions. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.

- 21/505725 **Frankies Farmshop, Clapper Lane TN12 OJT** – Erection of side extension to Frankies Farmshop. MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.
- 21/505730 **40 Iden Crescent TN12 ONU** - Erection of single storey side extension and front and rear access ramps. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1575P). Councillors NOTED the decision.
- 21/505766 **1 Alen Square TN12 OSB** – Erection of a part first floor, part two storey side and rear extension. MBC REFUSED. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.
- 21/505820 **1 Surrenden Court, High Street TN12 OEZ** - Tree Preservation Order application: Oak Tree in severe decline with evidence of pinhole borer at base of stem. Dismantle fell flushing stump close to ground level chip and remove all arisings leaving a clean and tidy site. MBC GRANTED with 2 conditions. SPC had Commented (Min 1573P). Councillors NOTED the decision.
- 21/505821 **Staplehurst Nurseries, Clapper Lane TN12 OJT** – Demolition of an existing polytunnel and erection of a new glasshouse. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1573P). Councillors NOTED the decision.
- 21/505895 **Oaks Farmhouse, High Street TN12 OBH** - Listed Building Consent for retention of three rooflights on the rear roof slope (works completed). MBC REFUSED. SPC had recommended Approval (Min 1576P). Councillors NOTED the decision.
- 21/505937 **Overbridge Farm, Marden Road TN12 OJH** - Prior notification for the change of use of agricultural building into 1no. residential dwelling and associated operation development. MBC GRANTED with 3 conditions. SPC Commented (Min 1577P). Councillors NOTED the decision.
- 20/505984 **13 Marian Square TN12 OSQ** - T1 Oak (rear garden, northernmost tree) reduce height to 16m, reduce radial crown spread to 6.5m and cut back as necessary to create a 3m clearance from the house. T2 Oak (rear corner of house) reduce height to 16m, reduce radial crown spread to 6m and cut back as necessary to create a 3m clearance from the house. T3 Oak (in front garden) reduce height to 14m, reduce radial crown spread to 7m on North, East and South aspects and 4m on West aspect (over driveway). MBC GRANTED with one condition. SPC had Noted/Commented (Min 1527P). Councillors NOTED the decision.
- 21/506013 **Great Newstead Manor, Couchman Green Lane TN12 ORT** - Listed Building Consent for addition of 1no. dormer window to the north-west elevation and 2no. dormer windows to the south-east elevation into the existing attic rooms. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1577P). Councillors NOTED the decision.

PUBLIC FORUM – A resident spoke at the end of the meeting about their concerns relating to application 21/506207.

Proceedings ended at 9.45pm.

Chairman.....